

# New Hewlett Bay Park Residence



One of a group of ten two story residences of old Colonial type of construction recently completed by the United Mortgage Corporation at Hewlett Bay Park, L. I., and designed by Henry Ives Cobb. The houses are so grouped as to give an English setting. Side walks have been eliminated, as all residents of Hewlett Bay Park possess automobiles. The property is within two blocks of the Hewlett station of the Long Island Railroad.

## INVESTOR ACQUIRES TWO HEIGHTS FLATS

Takes Over Houses Representing Total Valuation of About \$300,000.

## MANY DWELLINGS SOLD

Former Home of Son-in-Law of Late H. H. Rogers Bought by Oil Merchant.

EDWARD H. ROGERS purchased from Gertrude Kominsky and Rose Sobel through A. V. Amy & Co. 552 West 141st street and 615 West 17th street, two apartment houses adjacent to Broadway. The former is a six story elevator structure, 55x100, containing twenty-four families, renting close to \$24,000 and held at \$135,000. The latter is a six story new law walk-up, 65x100, containing thirty-six families, renting for about \$25,000, held at \$145,000. The deal represents a total valuation of \$350,000 and comprises some Long Island properties taken in exchange. Leo Schaffron, attorney, represented the seller, and J. Adikes acted for the purchaser.

Samuel Brenner resold Seafield Arms, a six story apartment with stores at the northwest corner of Broadway and 178th street, to a client of Mannheim Brothers. It has a frontage of 145 feet with a depth of 105 feet by irregular, and was held at \$250,000. Mr. Brenner purchased the property last week.

Louis F. Sommer sold 441 Columbus avenue, north east corner of 101st street, a five story double apartment, with two stores, held at \$65,000. The purchaser is the Roford Holding Company, Reuben Flep president.

Walter F. Sherwood sold for the Barclay estate the five story tenement and store 131 West 10th street, 23 Mulberry street to A. L. Casazza. The property has been under one title for more than 100 years, free and clear.

### Babbitt Residence Sold.

Douglas L. Elliman & Co. sold for Mrs. Kunal Babbitt, represented by Crulshank Company, her five story American basement dwelling, 25x100, at 15 East Seventy-eighth street, to a client said to be engaged in the oil trade. The property was held at \$200,000. It was built in 1902 by Jeremiah C. Lyons from plans by Buckman & Fox, architects, and on completion was purchased by Urvan H. Broughton, son-in-law of the late H. H. Rogers, who occupied it until 1915, when it was purchased by Mrs. Babbitt.

### Sale in Lenox Block.

The four story residence of Leroy W. Bawlin, 5 Ely street, seventh floor, adjoining the site recently purchased by Marshall Field for a new residence, 4 and 6 East Seventy-eighth street, has been sold to Miss Adele Miller. The house was erected less than twenty years ago at a cost of approximately \$150,000. The new owner contemplates altering into stores and apartments.

### Other Dwelling Sales.

Douglas L. Elliman & Co. sold 19 West Forty-eighth street, a five story American basement dwelling, with electric elevator, 25x100, for William Armstrong to Miss Adele Miller. The house was erected less than twenty years ago at a cost of approximately \$150,000. The new owner contemplates altering into stores and apartments.

### DEAL ON WASHINGTON SQ.

J. Irving Walsh sold for the Elena Realty Corporation, 35-40 Washington square South, 23-25 Thompson street and 73-77 West Third street, 71x200, covered by various buildings, to the Angelica Realty Company.

### BUYS COOPERATIVE SUITE.

Samuel Tucker has purchased a suite in the 100 per cent. tenant owned apartment house, 485 Park avenue, through Douglas L. Elliman & Co. Mr. Tucker recently leased his residence, 155 East 61st street, to Mrs. Edward C. Pitzer, through the same brokers.

### BYCKMAN TAXPAYER SOLD.

B. Osburn Smith, Inc., sold for the L. & B. Construction Company the tax-

# L. I. Railroad Fights to Stir Rivalry Between Towns

By P. H. WOODWARD.  
General Passenger Agent and Chairman Public Relations Committee Long Island Railroad Company.

IN the month of August, 1922, more than 71,000 persons purchased and used monthly commutation tickets to and from the Manhattan and Brooklyn terminals of the Long Island Railroad. This figure does not include the large number of tickets used between local points. What is the railroad management doing to keep pace with the phenomenal growth in permanent population on Long Island?

First—The fifty new passenger cars for 1922 delivery, costing \$1,250,000, not delivered in time to help out during the peak of the summer season, but they have been received and have already been used.

Second—The board of directors at a meeting held September 19, 1922, authorized the purchase of ninety additional steel passenger cars and six locomotives, for delivery in 1923. This advance is three months ahead of the usual annual program and will insure placing of cars early, so that delivery will be made early enough every year to aid in handling the heavy summer traffic.

In other words, there will be 140 more passenger cars in operation in 1923 than were available in 1922. These cars will furnish seats during commutation hours for more than 12,000 riders. The new equipment is being financed by the issuance of equipment trust bonds.

Plans have been completed for the elimination of grade crossings between Hills and Queens, and for the extension of that portion of the main line between Hills and Floral Park. This improvement will cost approximately \$1,500,000, and will accomplish two important things, namely:

Abolition of five grade crossings where highway travel and railroad train movements are both very heavy. These facilities for train operation where trains from the Hempstead branch, Oyster Bay branch, Wading River branch and main line all travel over the same track and to and from Jamaica.

The territory between Jamaica and Floral Park is growing very rapidly, and until such time as the city rapid transit lines are extended to the city life at Queens, and thus relieve the Long Island Road from the obligation of handling the city traffic, the company will be compelled to expand its facilities now and then, in order to take care of such traffic.

The Long Island Railroad management views with satisfaction the efforts of Borough President Maurice E. Connolly and many business interests of Queens to secure rapid transit for Queensborough. We are in a position to state that the position taken by Mr. Connolly is unassailable. The growth of population in Queensborough is so rapid that the Long Island Railroad company cannot possibly handle the increasing traffic. The congestion is so great during morning and evening commutation hours that the distribution of population to points in Nassau and Suffolk counties is being hampered. Thousands who now live in these counties are seriously delayed and inconvenienced by the short riders within the city that should be taken care of by rapid transit lines.

The Long Island cannot expand sufficiently to handle this increasing short-haul traffic, and earnestly hope that the Board of Estimate will endorse the stand taken by Borough President Connolly.

John Crawford sold for Mrs. W. W. Evans, 13 acres of wooded land on the Boston Post road, at Greens Farms, Conn., to Edward C. Birge.

H. Goldschmidt sold for Mrs. Joseph Ruff a two and a half story dwelling and garage on Burton avenue, Woodmere, to Larry Liberman, for occupancy.

Prince & Ripley sold for Margaret B. Miel a plot on Ely avenue, the Benthall estate, an artist, of Meadowdale, N. Y., who will occupy.

Derschuch & Co. sold for the Wilmerding estate 150 acres with frontage on the White Plains road, near Tarrytown. The property was held at \$50,000. The former home of ex-Gov. Regis H. Post of Porto Rico, and his wife, C. Beatrice Post, on Gillette avenue, Bayport, L. I., was sold to John P. Zerega of Brooklyn. The place includes ten acres of wooded land, a residence with ten bedrooms and three baths, a barn and garage. It was built twenty-five years ago and has been vacant for two years. The Woods Real Estate Agency was the broker.

Genung & Day sold for Samuel H. Gillespie a dwelling on Ann street, Morris town, N. J., to Henry Priestman, who will occupy; also for Dr. Henry N. Dodge, a lot 100x150, on Morris avenue, opposite Washington's headquarters, to Robert A. Elliot, who will erect a dwelling.

Burke Stone, Inc., sold for Liston W. Barquet of Brooklyn his house at Crestwood to Ida C. Wolfe of this city; also for Henry Becker a large plot and barn corner of Tuckahoe road and White Plains road, Tuckahoe, to Benjamin C. Brown of Bronxville.

The W. H. Hughes Company, Inc., of Manhattan has leased the building at 164 Cort street, Irvington, N. J., for the manufacture of lacquer, paints and enamels. Louis Schlesinger, Inc., were the brokers.

Chauncey B. Griffen leased the estate of Samuel O. Ochs in Pelham Heights to Harry Muskind of this city for a term of years.

### TO DEVELOP JERSEY TRACT.

F. M. Crawley & Brothers sold for the Verona Development Company to Edward C. O'Neill the two blocks on west side of Sunset avenue and east side of Mount Prospect avenue, opposite the grounds of the Montclair Golf Club, Verona. The property has a frontage of 1,350 feet. The buyer will improve the tract with single family dwellings.

### In the 17th Century and To-day.

After all, the opinions of present day experts on construction, development and town planning are not so far advanced over those of the philosophers of a few centuries ago. For instance, the so-called expression by Rene Descartes

### Introducing the "Baby Tax."

Elated over the fact that he had become a father, a certain resident of New Jersey visited his landlord to spread the good news. The landlord received the news quite calmly and closed the interview by stating that the rent would be increased \$5 from the first of November. To his other burdens as a citizen, this proud parent must now add a "baby tax" of \$5 a year.

### Do You Know Him?

He is a real estate broker who does things differently. His business, he declares, has been built up on service, and he is proud to boast that he serves tenants quite as well as efficiently as owners, prospective buyers, builders, etc., on any proposition related to real estate, from rent disputes to town planning. So much for that.

### Prehistoric Homes.

Discussing the evolution of human dwellings, a writer in the Straus Magazine says: The primitive man went into the earth and sought warmth and protection from the elements in pit dwellings. The home was found in shade and went downward for several feet and sometimes ten. Over the top of the pit was placed a firm cover of interlaced branches well daubed with clay and mud. A tunnel, which was used both as an entrance and exit to the dwelling, ran diagonally upward to the surface. Such dwellings were found in Germany as late as the first century of the Christian era.

# New Homes Started at Malba. L. I.



"The Abbey," one of 30 new homes to be erected at Malba-on-the-Sound, L. I., has been purchased by William H. Miller of Brooklyn, through Champ & Dasey, sales directors for the Malba Estates Corporation.

## NEED A BILLION IN HOUSING LOANS

Queensborough Business Men Appeal to Savings Banks for Assistance.

"The Borough of Queens needs one billion dollars annually for the next ten years for investment in real estate mortgages so that this section of the metropolis may fulfill its destiny as the 'Home Borough' of the city," said P. A. Rowley, treasurer of the Queensborough Chamber of Commerce and vice-president of the Bank of Manhattan Company, at a recent meeting of the executives of the largest savings banks in Manhattan and Brooklyn.

"This borough, possessing every economic advantage as well as the best of rapid transit and with a building program at present which exceeds every other city in the country with two exceptions, is yet handicapped because the officials of some of the larger savings institutions in Manhattan and Brooklyn are not aware of these important conditions."

"Queens needs a market annually for the sale of at least 15,000 mortgages ranging from \$3,000 to \$10,000 each on detached and semi-detached dwellings. In this way the big savings institutions of Manhattan and Brooklyn can assist the residents of the congested sections of the city to seek healthful and attractive living quarters. The borough also needs millions annually to finance thousands of small family houses and apartment buildings which are to be built."

"It is an interesting fact that of the twenty-one savings banks in Brooklyn fifteen loaned more than \$5,000,000 on Queens mortgages in 1921, while of the thirty savings banks in Manhattan and the Bronx only two invested the small sum of \$35,500 in the borough in that year."

"The life insurance companies during the last two years have loaned more than \$5,000,000 in Queens mortgages, compared with \$3,700 for the twelve months ended July 1, 1914. This indicates the opinion which the officers of these great financial institutions, such as the Metropolitan Life Insurance Company, now have of the value of Queens mortgages from the investment standpoint, an opinion which the Queensborough Chamber of Commerce believes should be shared by the officers of every financial institution."

A special committee of the Chamber of Commerce recently entertained a number of executives of banking and insurance companies to luncheon at the Queens Boulevard Hotel, and through their witness the building opportunities which exist in Queens. On the trip were present James A. Stenhouse, controller of the Queens Savings Bank; John S. Daly, controller of the Emigrant Industrial Savings Bank; P. A. Benson, secretary of the Dime Savings Bank of Brooklyn; and E. S. Sutton, controller of the Brooklyn Savings Bank.

## 600 ELMHURST LOTS WILL BE AUCTIONED

J. P. Day to Sell Sites on Election Day.

Six hundred lots between Elmhurst and Corona and a short distance north of Queens Boulevard will be sold at auction on election day, November 7, by Joseph P. Day, in Parish Hall, Park avenue and Forty-fifth street, Elmhurst. The lots are a few blocks from the junction of the dual subway extension, which is twenty-five minutes from the Grand Central Terminal.

The Grand street (Elmhurst) 6-cent fare trolley line to Manhattan and Brooklyn passes one block from the property. The lots are about midway between the Elmhurst and Corona stations of the Long Island Railroad. Since the operation of the Queensboro subway to Corona and the adoption of the local tax exemption law there has been an extraordinary amount of building in Elmhurst.

### SALES IN WESTCHESTER.

Drummond Realty Corporation sold for Miss Charles of Orienta Point her estate of two acres and nine room house at J. E. Rogers of this city and Canada; for Charles B. Lane a house on Larchmont avenue to C. Henry Morrison of this city; to Hunter Latimer of this city residence of S. Paola Carlino, Hains Park, Manhattan; to Creighton Ingalls, architect, a Colonial cottage in Larchmont Manor for Richard Cobden, Jr., and in New Rochelle a residence for Mr. Shea of Wyckoff Park to Barle W. Hantey, president of the Educational Films Corporation.

### TO SELL 74 BRONX LOTS.

On October 24 Bryan L. Kennelly, Inc., will sell on the premises several lots on Boston Post road, Baychester, Grace, Edson and Needham avenues, near the Boston & Westchester Railroad. Many of the lots have water and sewers and are on high level property.

## AUCTIONEERS OFFER 30 ACRE BRONX PLOT

Will Sell Farm Tract as One Unbroken Parcel.

Thirty acres of farmland stretching from Pelham Parkway through to East Chester road will be sold at auction on one parcel on Tuesday, October 31, by the M. Morgenstau Jr. Company and Joseph P. Day. The sale will be held in the Vesey Street Exchange, for the Particeps Realty Company, owners. The land fronts on Rhineland, Elberon, Newport, Wilkinson avenues and East Chester road.

Fifty per cent. of the purchase price may remain on mortgage. The property is conveniently located to the Whit Plains subway station on Pelham Parkway, to the Pelham Parkway station of the New York, Westchester and Boston Railroad and to the Westchester station of the New Haven Railroad. Bus lines pass the property both on East Chester road and Pelham Parkway.

### ANOTHER PORT CHESTER SALE.

B. L. Kennelly to Auction 100 Lots for Palmer Estate.

The estate of Nicholas F. Palmer, consisting of 100 lots on King street, Port Chester, will be sold at an executor's auction on election day, November 7, at 2 P. M., on the premises of Bryan L. Kennelly, Inc. The properties are in what is known as the Byram Ridge section and are within a few minutes ride from the center of the town by bus or trolley.

The section is within easy reach of the country club districts in Rye, Harrison and Mamaroneck. The plots are especially adapted for the use of the younger generation of these communities who are seeking an economical home site.

### BUYS 600 LOTS IN BAYSIDE.

Developer Will Accelerate Home Building.

R. E. Pendergrast has purchased from the Elmchar Realty Company the former W. M. Thomas property, consisting of about 600 lots on Broadway, between Flushing and Bayview. The buyer will improve the tract and offer the lots at bargain prices in order to accelerate its improvement with hundreds of homes.

Mr. Pendergrast said he believed that the building program on Broadway it also borders on both sides of Whitestone avenue.

### SALE IN RIDGEWOOD.

Joseph P. Day will sell 260 residential building plots in Ridgewood, N. J., on Saturday, October 28. The sale will be held on the premises for the redevelopers of the Wilsey Realty Company. The properties are reached by the Ridgewood or Hahokus station of the Erie Railroad. The plots are on Upper Ridgewood, Upper Boulevard, Hillcrest avenue and Avondale road, Morningside avenue and other adjacent streets.

### TO SELL 60 BRONX LOTS.

Sixty lots in the Morris Heights section of the Bronx will be sold at auction on Tuesday, October 24, at noon, in 14 Vesey street for the Atlantic Dock Company by Joseph P. Day, auctioneer. There has been a marked building boom in this section and apartment houses now rent for from \$20 to \$25 a room.

### The properties are reached by the Jerome avenue subway and elevated extension by alighting at the Belmont street station. The University avenue electric cars which run to St. Nicholas avenue and 131st street in Manhattan also pass near the property.

## VILLAGE OF QUEENS HAS RAPID GROWTH

Demand for Private Houses Is Large—Bank Plans to Open Branch.

By GRANVILLE H. ROOME.

Secretary, Bulkeley & Horton Company. The growth of the village of Queens has been phenomenal and to-day there is great demand for private dwellings. Statistics show that in Queens county the number of houses built since January 1 exceeds those of Manhattan, Nassau, Kings and Richmond combined. In most instances houses have been sold before completion.

Adjoining the Vandegaw Farm in Queens village on the west the Cohasset Realty Company developed the property known as the Vogel Farm, a subdivision comprising some 600 lots, on which there have been erected and are in the course of construction about 100 houses. The transit facilities in Queens are excellent. In addition to the Long Island Railroad and trolley line a bus line runs from the main station in Jamaica through Hillside avenue to the county line. Under the Mayor's subway plans it is proposed to build a subway paralleling the Pennsylvania tunnels under the river to be continued out through Queens boulevard as far as Hillside avenue, then turning east along Hillside avenue to the county line. It will mean a more tremendous growth along the route of that subway.

Queens Village, which has grown outside of Queens to real growth in Queens county, has many stores which are doing a thriving business and several more store properties are in the course of construction. Queens village also contains a national bank and another banking institution is to open a branch in its soon.

It is difficult for any individual living outside of Queens to realize the growth of this borough. Week after week farm lands have been purchased and subdivided until very few farm lands are left in the vicinity.

The Building Bureau reports that up to October Queens building permits exceeded this banner year, 1921.

## REAL ESTATE BOARD REELECTS OFFICERS

Charles G. Edwards Again Heads Organization.

At the annual meeting of the Real Estate Board of New York held last Tuesday Charles G. Edwards, J. Irving Walsh, Walter Stabler and Irving S. Rogers were re-elected, each for a term of three years, to serve on the board of governors.

Immediately after the meeting an organization meeting of the board of governors was held and the following officers were re-elected: Charles G. Edwards, president; Douglas L. Elliman, vice-president; William H. Dolson, secretary, and J. Irving Walsh, treasurer. The officers will serve until the next annual election. Mr. Edwards and Mr. Dolson have each served one year as president and secretary respectively and Mr. Walsh three years as treasurer.

An election also held for active associate governors to represent the sustaining, contributing, active associate and associate members of the board of governors. The following were re-elected to serve for three years: William C. Demarest, John M. Stoddard and Clarke G. Dailey.

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## Bank Planned for Jackson Heights

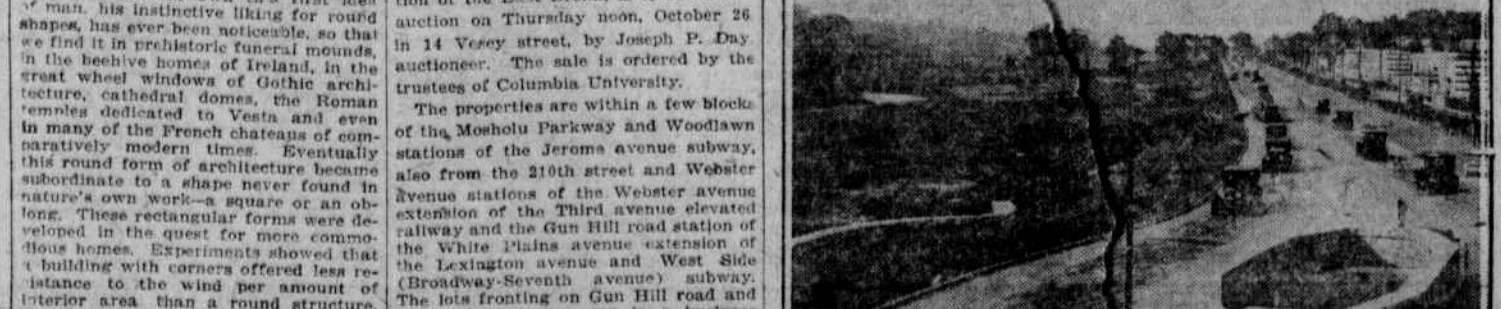


Building to be erected for new branch of Corn Exchange Bank, Twenty-fifth street and Roosevelt avenue, Jackson Heights, at subway station.

## Old Columbia Oval to Be Sold

The old Columbia Oval, consisting of 225 lots in the Gun Hill road and Bain bridge avenue and East 21st street section of the East Bronx, is to be sold at auction on Thursday noon, October 26, in 14 Vesey street, by Joseph P. Day, auctioneer. The sale is ordered by the trustees of Columbia University.

The properties are within a few blocks of the Moshulu Parkway and Woodlawn stations of the Jerome avenue subway, and the Webster avenue extension of the Third avenue elevated railway and the Gun Hill road station of the White Plains avenue extension of the Lexington avenue and West 66th (Broadway-Seventh avenue) subway. The lots fronting on Gun Hill road and Bainbridge avenue are in a business zone. The balance of the properties are residential and apartment house improvements.



Showing part of property to be sold and the new Bronx River Parkway on the right.